Development Services Department
Environmental Coordinator
450 110th Avenue NE
Bellevue, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	Shu & Bates Tree Removal
LOCATION:	4411 164th Ln SE
FILE NUMBERS:	21-109779-LO
PROPONENT:	Joseph Sutton-Holcomb, Tree Solutions, Inc.

DESCRIPTION OF PROPOSAL:

Proposal to snag two (2) Douglas-fir trees, removal and management of invasive species, and installation native mitigation planting within a steep slope critical area.

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision.

DATE ISSUED: 12/16/2021

APPEAL DATE: 12/30/2021

A written appeal must be filed in the City Clerk's Office by 5 p.m. on the appeal date noted above.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project) or if the DNS was procured by misrepresentation or lack of material disclosure.

Issued By: ***Reilly Pittman***
Acting Planning Manager **for** **Date:** December 16, 2021
Elizabeth Stead, Environmental Coordinator
Development Services Department

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**Shu & Bates Tree Removal**
Proposal Address:	**4411 164th Ln SE**
Proposal Description:	Critical Areas Land Use Permit Vegetation Management Plan approval to snag two (2) Douglas-fir trees and install native mitigation planting within a steep slope critical area. The proposal includes removal and management of invasive species within the management area.
File Number:	**21-109779-LO**
Applicant:	**Joseph Sutton-Holcomb, Tree Solutions, Inc.**
Decisions Included:	Critical Areas Land Use Permit (Process II. LUC 20.30P)
Planner:	**David Wong**, Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance** *Reilly Pittman, Acting Planning Manager* Elizabeth Stead, Environmental Coordinator Development Services Department
Director's Decision:	**Approval with Conditions** *Reilly Pittman, Acting Planning Manager* Elizabeth Stead, Land Use Director Development Services Department

Application Date:	June 1, 2021
Notice of Application Publication Date:	November 11, 2021
Decision Publication Date:	December 16, 2021
Project/SEPA Appeal Deadline:	December 30, 2021

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

I. Vegetation Management Plan Performance Standards LUC 20.25H.055.C.3.v.i

(A) Is the Vegetation Management Plan prepared by a qualified professional?

Yes ☒ or No ☐

Describe: The vegetation management plan has been prepared by Joseph Sutton-Holcomb of Tree Solutions, Inc., an ISA Certified Arborist and Qualified Professional.

(B) Does the Vegetation Management Plan include the following?

(1) A description of existing site conditions, including existing critical area functions and values;

Yes ☒ or No ☐

Describe: The proposed vegetation management area is located within a north-facing steep slope area with approximately 125 feet of elevation change between 164th Ln SE and SE 43rd St. The VMP areas are located within Tract A, identified on KCSP S89S0353 and S89S0352, within parcels 1324059047 and 132405TRCT, and is predominantly vegetated with dense native and non-native vegetation typical of steep slopes in the vicinity. The two (2) Douglas-fir (*Pseudotsuga menziesii*) trees, along with other vegetation within the steep slope, provides various functions and values including habitat, soil stabilization, stormwater quality improvements and dissipation, air quality improvements, and carbon sequestration.

(2) A site history;

Yes ☒ or No ☐

Describe: The site, parcels 1324059047 and 132405TRCT, is contained within King County Short Plats S89S0352 and S89S0353. Parcel 1324059047 was developed with a single-family residence in 1996 and parcel 132405TRCT remains undeveloped. King County and the City of Bellevue have authorized, through past permitting, vegetation management in accordance with allowances of approved short plat and the Palladian Point neighborhood covenants, conditions, and restrictions.

(3) A discussion of the plan objectives;

Yes ☒ or No ☐

Describe: The proposal addresses Palladian Point view covenants while allowing for functions and values to be retained and improved through snagging, mitigation planting, and invasive species management.

(4) A description of all sensitive features;

Yes ☒ or No ☐

Describe: The site contains a steep slope critical area, 50-foot steep slope buffer, and 75-foot structure setback.

(5) Identification of soils, existing vegetation, and habitat associated with species of local importance present on the site;

Yes ☒ or No ☐
Describe: The site contains Beausite gravelly sandy loam (BeD) Alderwood gravelly sandy loam (AgD) soils per NRCS mapping. Vegetation primarily consists of native overstory and understory species commonly found in steep slopes such as bigleaf maple (*Acer macrophyllum*), vine maple (*Acer circinatum*), Douglas-fir (*Pseudotsuga menziesii*), western redcedar (*Thuja plicata*), as well as non-native invasive blackberry (*Rubus spp.*).

(6) Allowed work windows;
Yes ☒ or No ☐
Describe: The work is proposed to occur as soon as the required permitting is issued. Clearing & Grading code and standards limit and restrict clearing and grading work in or near steep slopes during the rainy season. The proposed work will be required to comply with rainy season restrictions if work is to occur within that time. Compliance with this requirement will be determined at the time of Clearing & Grading Permit review. See Section VI for conditions of approval related to rainy season restrictions and required permits.

(7) A clear delineation of the area within which clearing and other vegetation management practices are allowed under the plan; and
Yes ☒ or No ☐
Describe: The site plan and mitigation identify the work limit where vegetation management operations will occur. No work is proposed to occur outside of the defined limit.

(8) Short- and long-term management prescriptions, including characterization of trees and vegetation to be removed, and restoration and revegetation plans with native species, including native species with a lower growth habit. Such restoration and revegetation plans shall demonstrate that the proposed Vegetation Management Plan will not significantly diminish the functions and values of the critical area or alter the forest and habitat characteristics of the site over time.
Yes ☒ or No ☐
Describe: The plan contains a description and discussion of the work proposed including details for snag creation, vegetation replanting, and invasive species management. This work is directly in line with the functions and values discussed within the VMP and are further supported by accountability measures including a 5-year performance standards and maintenance and monitoring plans. The VMP is expected to replace minor impacts created by tree snagging, increase species diversity, reduce non-native invasive coverage, improve stormwater quality, and provide habitat options for local species. See Section VI for conditions of approval related to mitigation, maintenance, and monitoring.

(C) Would any proposed tree removal result in a significant impact to habitat associated with species of local importance?
Yes ☐ or No ☒
Describe: No species of local importance have been identified on or utilizing the site. Tree

snagging operations will consist of cuts intended to mimic natural failure, and large woody debris is proposed to be left on-site to provide other habitat opportunities.

If yes, can the impacted function be replaced elsewhere within the management area subject to the plan?
Yes ☐ or No ☐
Describe:

In no event may a tree or vegetation which is an active nest site for a species of local importance be removed pursuant to this subsection.

(D) Is the area under application subject to any applicable neighborhood restrictive covenants that address view preservation or vegetation management? The existence of and provisions of neighborhood restrictive covenants shall not be entitled to any more or less weight than other reports and materials in the record.

Yes ☒ or No ☐

If yes, describe: Palladian Point covenants include requirements for maintaining views and maintenance requirements for vegetation that would impact established views.

II. Public Notice and Comment

Application Date:	June 1, 2021
Public Notice (500 feet):	November 11, 2021
Minimum Comment Period:	November 29, 2021

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on November 11, 2021. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

III. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The attached Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

IV. Critical Areas Land Use Permit Decision Criteria LUC 20.30P.140

The Director may approve or approve with modifications an application for a Critical Areas Land Use Permit if:

A. The proposal obtains all other permits required by the Land Use Code; and

Yes ☒ or No ☐

Describe: The proposal will be required to obtain a Clearing & Grading Permit to execute proposed work. See Section VI of this report for conditions of approval related to required permitting.

B. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer; and

Yes ☒ or No ☐

Describe: The VMP has been design based on the specific functions and values of the steep slope and buffer and of steep slopes and buffers of the greater vicinity and includes provisions to avoid unnecessary impacts to the slope and slope buffer.

C. The proposal incorporates the performance standards of Part 20.25H LUC to the maximum extent applicable; and

Yes ☒ or No ☐

Describe: The proposal incorporates the performance standards of LUC 20.25H.055.C.3.i.vi (Vegetation Management Plan – Other Uses), as discussed in Section I of this report, and LUC 20.25H.125 (Performance Standards – Landslide hazards and steep slopes). The proposal avoids topographic modification of the steep slope; retains slope stability and habitat provided by the Douglas-fir trees through snagging; and provides compensatory native planting commonly found within steep slopes and steep slope buffers.

D. The proposal will be served by adequate public facilities including streets, fire protection, and utilities; and

Yes ☒ or No ☐

Describe: The site is currently service by public facilities, fire protection, and utilities, and no increase in need of these services is expected.

E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan; and

Yes ☒ or No ☐

Describe: A mitigation plan in accordance with LUC 20.25H.210 has been included in this proposal and includes native planting to off-set minor impacts from tree snagging.

See Section VI of this report for conditions of approval related to mitigation requirements and plans.

F. The proposal complies with other applicable requirements of this code.
Yes ☒ or No ☐
Describe: The proposal has been reviewed by Land Use, Clearing & Grading, and Utilities departments for compliance with applicable codes. Compliance with this approval, the attached conditions, and applicable codes will be verified under the review of the required Clearing & Grading permit. See Section VI for conditions of approval related to required Clearing & Grading Permit.

V. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the vegetation management plan within the steep slope critical area at the address of 4411 164th Ln SE and within parcel 132405TRCT.

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

VI. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-4231
Land Use Code- BCC 20.25H	David Wong, 425-452-4282
Utilities Code- BCC 24	Jason Felgar, 425-452-7851

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

1. Clearing & Grading Permit: The approval of this permit is not a substitute for a development permit and does not allow for work to occur on-site. A Clearing & Grading Permit is

required, and the application materials shall conform to the conceptual plans and scope of work contained within this proposal.

Authority: Land Use Code 20.30P.140
Clearing & Grading Code 23.76.035
Reviewers: David Wong, Land Use
Tom McFarlane, Clearing & Grading

2. Mitigation Plan: A mitigation plan conforming to the conceptual mitigation plan included with this application and in conformance with mitigation plan requirements of the Critical Areas Ordinance shall be included with Clearing & Grading Permit application.

Authority: Land Use Code 20.25H.125.J
Reviewer: David Wong, Land Use

3. Maintenance and Monitoring: A final maintenance and monitoring plan conforming to sheet L-4 of the VMP shall be included with the Clearing & Grading Permit application. Annual reporting shall be submitted to the City prior to the conclusion of the growing season, or by October 31st, for each of the five years the VMP area is subject to monitoring to verify conformance with the performance standards and goals on sheet L-4. Annual reports shall be emailed to:

David Wong, Senior Land Use Planner
DWong@Bellevuewa.gov

Authority: Land Use Code 20.25H.220.D
Reviewer: David Wong, Land Use

4. Rainy Season Restriction: No clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Clearing & Grading Code 23.76.093
Reviewer: Tom McFarlane, Clearing & Grading

SEPA Checklist Reviewed By:
David Wong on 11-3-21

Development Services

SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with “Not Applicable” or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Shu Tree Removal and Revegetation
2. Name of applicant Bruce Shu
3. Contact person Joseph Sutton-Holcomb Phone 206.457.9346
4. Contact person address 2940 Westlake Ave N #200, Seattle, WA 98109
5. Date this checklist was prepared 8/26/2021
6. Agency requesting the checklist City of Bellevue

DW

7. Proposed timing or schedule (including phasing, if applicable)

Tree removals proposed to occur in Fall 2021 (September-November 2021)

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

No, 2 trees are proposed for removal and associated revegatation is proposed, which would conclude the project. Revegetation plantings would be maintained and monitored for 5 years after initial revegetation planting.

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

Not applicable. No environmental information has been prepared.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no pending applications of other proposals affecting the property in question to my knowledge

11. List any government approvals or permits that will be needed for your proposal, if known.

A permit from the City of Bellevue is required to remove trees in steep slope environmentally critical areas.

DW

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed project involves the removal of 2 Douglas-fir trees (Pseudotsuga menziesii). The trees are 25.6 and 9.7 inches Diameter at Standard Height (DSH). The trees are numbered 374 and 375, and are tagged with corresponding numbered tags on the site. The project also proposes revegetation to replace lost canopy coverage of 1,331 sq feet. This area is calculated using the driplines of the trees removed, and assumes a circular dripline shape for both trees. 4 shore pine (Pinus contorta) trees and 24 understory plants are proposed to be planted as replacement for the lost ecological function resulting from the tree removals. The lower trunks (to 25 feet) and root systems of the trees are proposed to remain on the site to contribute to slope stability and provide niche wildlife habitat as standing dead wood.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The two trees in question are located on a steep slope area on Justin Bates' property (parcel 1324059047) and an adjacent parcel owned by the Palladian Point Homeowner's Association (parcel 132405TRCT). A site survey showing the tree locations has been provided to the City of Bellevue. Tree 374 is located on Justin Bates' property. Tree 375 is located on the parcel owned by the Palladian Point Homeowner's Association.

Environmental Elements

Earth

1. General description of the site:
   - ☐ Flat
   - ☐ Rolling
   - ☐ Hilly
   - ☑ Steep Slopes
   - ☐ Mountainous
   - ☐ Other _____
2. What is the steepest slope on the site (approximate percent slope)? 40 percent or greater

DW

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Beausite gravelly sandy loam (Type C). The proposed project will not remove any soils, and the land has no existing agricultural or commercial uses. The project proposes to retain the lower trunks, stumps and roots of the trees proposed for removal to mitigate impacts to soils, and revegetation will be done using hand tools to eliminate the need for machinery disturbance on the steep slope.
Alderwood gravelly sandy loam (AgD), Beausite gravelly sandy loam (BeD)

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No. Geo Group Northwest Inc. of Bellevue, WA studied the soils in the area in 1994. They concluded that no landslide deposits are mapped, and the underlying bedrock and glacial till site soils are very dense and not susceptible to deep-seated sliding, though superficial sliding could occur. I observed signs of minor soil erosion on site.

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

No filling, excavation, or grading is proposed in association with this project.

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

Minor erosion could potentially result due to the loss of tree canopy and disturbance from replanting activity. However, the submitted revegetation plan provides specifications for controlling the erosion, and the proposed replacement plantings will provide foliar coverage and root anchoring as they establish on the site.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 0% No impervious surfaces are proposed.

DW

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Coir logs and jutte matts will be installed on the slope to limit erosion. Woodchip mulch will also be used to cover exposed soil in the areas for replanting. All work will be done with hand tools to eliminate machine traffic. The lower trunks and root systems of the trees are proposed to remain so the trees' root systems can continue to provide stability to the slope.

Erosion control regulated by BCC 23.76

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

carbon emissions from chainsaws and other handheld power equipment will occur, but will be limited to 1-3 days of intermittent work.

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No off-site emissions or odors will occur as a result of this project.

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

Not applicable. See above.

Water

1. Surface Water
   a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

   There are two streams located 300 to 400 feet from the two trees proposed for removal. Both are associated with the West Lake Sammamish basin and are part of the Sammamish River Watershed. The WRIA number for both streams is 8, and the WRIA name is Cedar-Sammamish

   b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

   The proposed project does not require work within 200 feet of either stream.

   c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

   No fill and dredge material will be placed in or removed from either stream.

   d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

   No surface water withdrawals or diversions are proposed.

   e. Does the proposal lie within a 100-year floodplain? No
   If so, note the location on the site plan.

f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No discharge of waste materials to surface waters is proposed.

2. Ground Water

a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Water from the City of Bellevue municipal system will be used to irrigate the replacement plantings during the summer months for a period of 5 years. The water will likely be drawn using a temporary irrigation system attached to a private spigot located on Bruce Shu's or Justin Bates' property.

b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged into the ground from septic tanks or other sources.

DW

3. Water Runoff (including stormwater)
   a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater flows downslope during rain events on the property in question, likely into the two streams discussed earlier that are part of the West lake Sammamish basin. The proposed project will not significantly alter the flow of stormwater or runoff. A minor temporary loss of stormwater interception will occur due to removal of evergreen canopy volume. New plantings and mulch will cover exposed soils and provide some stormwater interception.

   b. Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials from the proposed project will enter ground or surface waters.

   c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Minor changes to stormwater movement and drainage on the site may occur due to loss of canopy, but these will be temporary and mitigated by erosion control measures and installation of replacement plantings.

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

Coir logs and jutte matts will be installed on the slope to limit erosion. woodchip mulch will also be used to cover exposed soil in the areas for replanting. All work will be done with hand tools to eliminate machine traffic. The lower trunks and root systems of the trees are proposed to remain in place so the trees' root systems can continue to provide stability to the slope.

DW

Plants

1. Check the types of vegetation found on the site:

- ☑ deciduous tree: alder, maple, aspen, other Red Alder, Bigleaf maple
- ☑ evergreen tree: fir, cedar, pine, other Douglas-fir
- ☑ shrubs
- ☑ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☑ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- ☐ water plants: water lily eelgrass, milfoil, other _____
- ☑ other types of vegetation Invasive species including himalayan blackberry and reed canarygrass

2. What kind and amount of vegetation will be removed or altered?

Two evergreen coniferous trees (Douglas-firs) will be removed, and some invasive vegetation such as Himalayan blackberry and reed canary grass may be removed to accommodate the revegetation efforts.

3. List any threatened and endangered species known to be on or near the site.

~~Steelhead and Chinook Salmon within the Lake Sammamish watershed are the only listed species in proximity to this project, and the proposed work will occur over 300 feet away from any stream or body of water.~~

No threatened or endangered plant species mapped or known to be on-site.

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

The revegetation plan proposes to use exclusively native species, and all tree species proposed for replacement are native evergreens, which provide superior stormwater interception due to having foliage during the winter rainy season.

DW

5. List all noxious weeds and invasive species known to be on or near the site.

Himalayan blackberry, English Ivy, Reed Canary grass

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

   Birds: ☐hawk, ☐heron, ☐eagle, ☑songbirds, ☐other _____

   Mammals: ☑deer, ☑bear, ☐elk, ☐beaver, ☐other _____

   Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other _____

2. List any threatened and endangered species known to be on or near the site.

Steelhead and Chinook Salmon within the Lake Sammamish watershed are the only listed species in proximity to this project, and the proposed work will occur over 300 feet away from any stream or body of water.

3. Is the site part of a migration route? If so, explain.

I was unable to find data related to bird migration at the proposed project location. I observed no eagle or other bird nests in the trees at the time of my site assessment. I did not perform a nesting bird survey as a part of my assessment.

This area is part of the Pacific Flyway migration route.

4. Proposed measures to preserve or enhance wildlife, if any.

By limiting the removal work to 1-2 days and using hand tools, wildlife disruption will be minimal. The addition of new native species via revegation has the potential to improve biodiversity on the site and provide food sources and shelter.

DW

5. List any invasive animal species known to be on or near the site.

None observed.

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Mixed gasoline will be used to power 2-cycle engines in chainsaws and hedge trimmers.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The proposed project will not affect potential use of solar energy by adjacent properties.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

No energy conservation features are included in this proposal.

DW

Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

No environmental health hazards are associated with the proposed tree removals and revegetation.

a. Describe any known or possible contamination at the site from present or past uses.

No known past or present contamination issues.

b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no existing hazardous chemicals or conditions that would affect this project.

c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No toxic or hazardous chemicals will be stored, used, or produced during this project.

DW

d. Describe special emergency services that might be required.

In the unlikely event of an injury during tree felling or replanting activity, emergency medical services would be required.

e. Proposed measures to reduce or control environmental health hazards, if any.

Not applicable.

2. Noise

a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

No noise in the area would affect the project. The tree felling activity proposed would produce some noise for brief durations while chainsaws and hedge trimmers are operating.

b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise from hand held power equipment would occur during normal business hours for 1-3 days.

c. Proposed measures to reduce or control noise impacts, if any.

No noise reduction measures should be necessary. The work will occur several hundred feet from the nearest home and will be of short duration. Any project noise will not occur during hours when noise restrictions are in place.

Noise regulated by BCC 9.18

DW

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

   The current use of the land is a vegetated natural area with several small infrequently used foot trails. The proposed scope of work will not affect this land use, nor would it affect the land use of adjacent properties.

   Residential uses on and adjacent to the two parcels.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

   The site has not been used as working agricultural or forest land.

   a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

      The proposed work will not affect or be affected by surrounding working farm or forest land.

3. Describe any structures on the site.

   One of the trees (394) proposed for removal is on a parcel with a single family residence (Justin Bates is the property owner). The other tree (395) is on a parcel with no structures currently existing.

DW

4. Will any structures be demolished? If so, what?

No structures will be demolished for this project.

5. What is the current zoning classification of the site? R 3.5

6. What is the current comprehensive plan designation of the site? ~~None~~ Single-Family Medium Density (SF-M)

7. If applicable, what is the current shoreline master program designation of the site?

Not Applicable.

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The area is classified as a Steep Slope Critical area on the City of Bellevue Map Viewer.

9. Approximately how many people would reside or work in the completed project? None

10. Approximately how many people would the completed project displace? None

11. Proposed measures to avoid or reduce displacement impacts, if any.

Not applicable.

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

Not applicable. The project will not disrupt existing and projected land uses and plans.

DW

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

No measures are proposed outside of efforts to mitigate any soil disturbance, erosion, and net loss of habitat associated with tree removals.

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Zero

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Zero

3. Proposed measures to reduce or control housing impacts, if any.

Not applicable, project is not related to housing development.

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures are proposed.

2. What views in the immediate vicinity would be altered or obstructed?

Views of Lake Sammamish would be altered for my client Bruce Shu who resides at Location: 4423 164th Ln SE. The proposed project would provide an expanded view of the lake.

DW

3. Proposed measures to reduce or control aesthetic impacts, if any

Mitigation planting will ensure steep slope area is populated by native vegetation, which is consistent with the intended aesthetic of the site.

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No light or glare will be produced.

2. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable. The project will not produce light or glare.

3. What existing off-site sources of light or glare may affect your proposal?

None.

4. Proposed measures to reduce or control light and glare impacts, if any.

Not applicable.

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

Residents of Palladian Point community occasionally use the trails in this critical area for recreation in the form of hiking and walking.

2. Would the proposed project displace any existing recreational uses? If so, describe.

The proposed work would not displace any existing recreational uses. Current recreational use of the site is also not frequent.

DW

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

Not applicable. The proposed project will not impact recreation.

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

No. Both homes in proximity to the proposed project at 4423 and 4411 164th Ln SE were constructed in 1996. No other structures exist in proximity to the proposed project.

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No landmarks or features have been visually identified on the site to my knowledge, nor has any material evidence been found to my knowledge. No professional studies have been conducted at the site to confirm this to my knowledge.

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

No assessment of impacts to cultural or historic resources has been done to date.

DW

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

No measures are proposed. However, work will require only limited shallow excavation (6-18 inches below grade) to facilitate the installation of new native vegetation.

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

SE 44th Way and 164th Ave SE both provide access to Palladian Point, the community where the project is proposed to occur.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No. The nearest public bus stop is approximately 0.9 miles away. No other forms of public transportation serve the site to my knowledge.

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Zero.

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The project will not require any such improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities.

DW

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

The project will not use or occur in the vicinity of water, rail, or air transportation.

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Tree removals: 2-3 vehicular trips over 1-2 business days
Revegetation (installation): 2-4 vehicular trips over 1-2 business days
Revegetation (maintenance): 1-2 vehicular trips per year for 5 years after planting.
All trips would utilize small trucks or vans. No vehicles with more than 2 axles would be used.

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The project will not interfere with the movement of agricultural or forest products.

8. Proposed measures to reduce or control transportation impacts, if any.

Not applicable.

DW

Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The proposed project will not increase need for any such services.

2. Proposed measures to reduce or control direct impacts on public services, if any.

Not applicable.

Utilities

1. Check the utilities currently available at the site:

- ☑ Electricity
- ☐ natural gas
- ☑ water
- ☑ refuse service
- ☐ telephone
- ☑ sanitary sewer
- ☑ septic system
- ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

No utilities are proposed for this project aside from temporary irrigation lines, which will be installed above ground and tied into private hose spigots.

DW

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

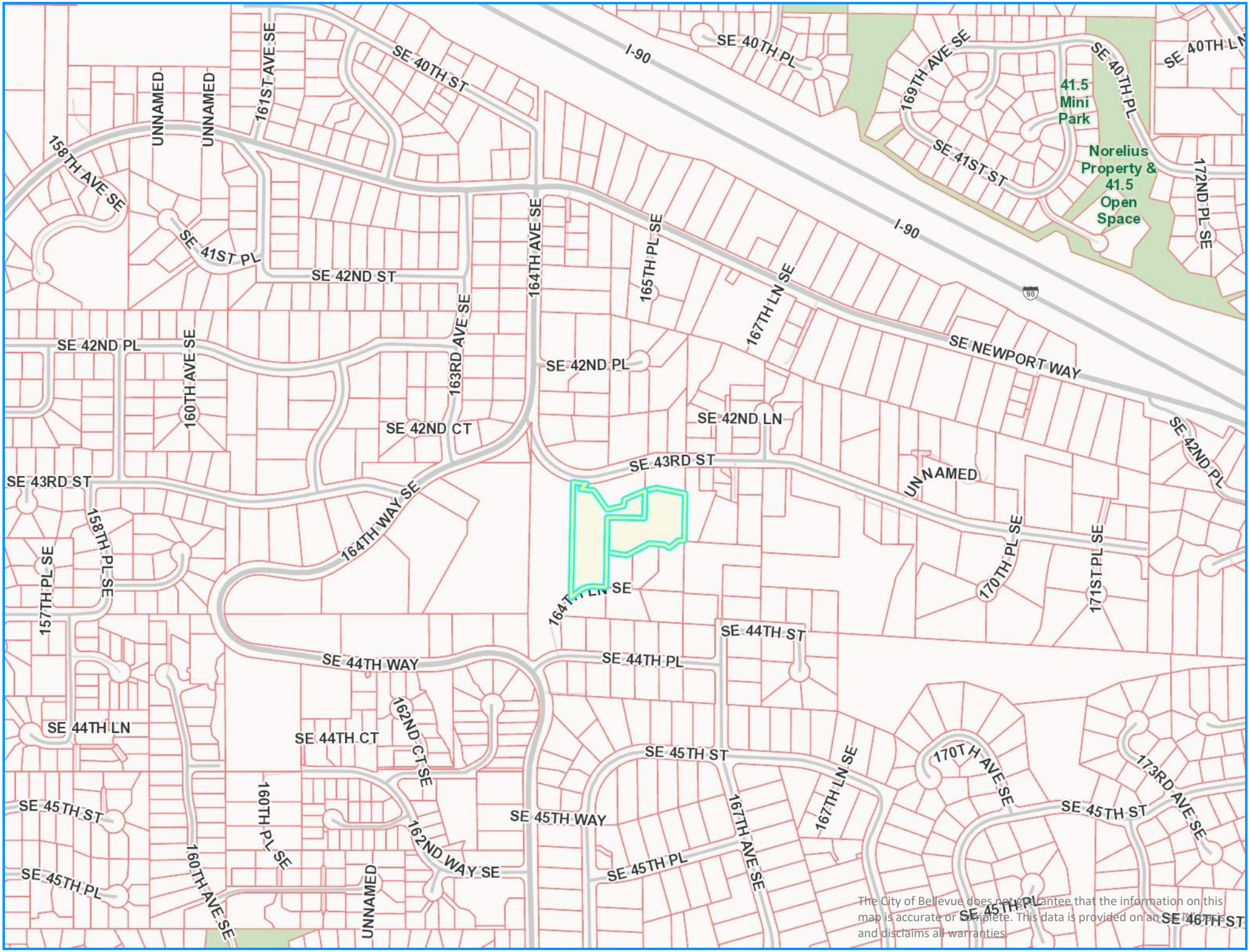
Signature Joseph Sutton-Holcomb

Name of signee Joseph Sutton-Holcomb

Position and Agency/Organization Senior Arborist, Tree Solutions Inc.

Date Submitted 10/4/2021

DW



SW 1/4, NW 1/4, SEC. 13, T. 24 N., R. 5 E., W.M.

LEGAL DESCRIPTION

PARCEL A
LOT 1, KING COUNTY SHORT PLAT NO. S89S0353, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 9504249018, RECORDS OF KING COUNTY, STATE OF WASHINGTON;

TOGETHER WITH TRACT A OF SAID SHORT PLAT.

PARCEL B:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON KING COUNTY LOT LINE ADJUSTMENT NO. S91L0085 RECORDED UNDER RECORDING NO. 9407210616, AND SURVEY RECORDED UNDER RECORDING NO. 9112199012, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION LYING WITHIN ABOVE PARCEL A.

PARCEL C:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9805281047 WHICH IS A RE-RECORD OF 9504170881 AND AMENDED BY 9805281048, WHICH IS A RE-RECORD OF 9507200261;

EXCEPT THAT PORTION LYING WITHIN ABOVE PARCEL A.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

WASHINGTON COORDINATE SYSTEM, NAD83(2011), NORTH ZONE, DERIVED FROM CITY OF BELLEVUE SURVEY CONTROL NETWORK - ACCEPTED THE BEARING OF N 74°13'49" W BETWEEN THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 24 N., RANGE 5 E., W.M. AND THE INTERSECTION OF SE 44TH PL AND 167TH AVE SE, BASED ON FOUND MONUMENTS AT PUBLISHED CITY OF BELLEVUE SURVEY CONTROL POINT NOS. 140 & 392.

VERTICAL DATUM & CONTOUR INTERVAL

NAVD88 - ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY CITY OF BELLEVUE SURVEY CONTROL DATABASE.

POINT ID NO. V362 - BRASS DISK AT SOUTHEAST CORNER OF BRICK PLANTER WITH CONCRETE BASE IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF SE 44TH PL AND 164TH LN SE.

ELEVATION: 649.739 FEET

2.0' CONTOUR INTERVAL ARE DERIVED FROM DIRECT FIELD OBSERVATIONS - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 CONTOUR INTERVAL OR ± 1.0' FOR THIS PROJECT

REFERENCES

1. JEFFREY HEIGHTS, VOL. 65, PG. 79, RECORDS OF KING COUNTY, WA.
2. KING COUNTY SHORT PLAT NO. S89S0352, VOL. 103, PGS. 122-122A, RECORDS OF KING COUNTY, WA.

SURVEY PURPOSE

VIEW CLEARING PERMIT

GENERAL NOTES

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND LEICA TS16 ROBOTIC TOTAL STATION AND/OR LEICA GS16 GPS RECEIVER. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN FEBRUARY 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING IN OCTOBER, 2020.

PROJECT INFORMATION

TAX PARCEL NUMBER:	1324059047
PROJECT ADDRESS:	4411 164TH LN SE BELLEVUE, WA 98006
ZONING:	R-3.5
JURISDICTION:	BELLEVUE
TOTAL PARCEL ACREAGE:	74,288 S.F. (1.71± ACRES) AS SURVEYED

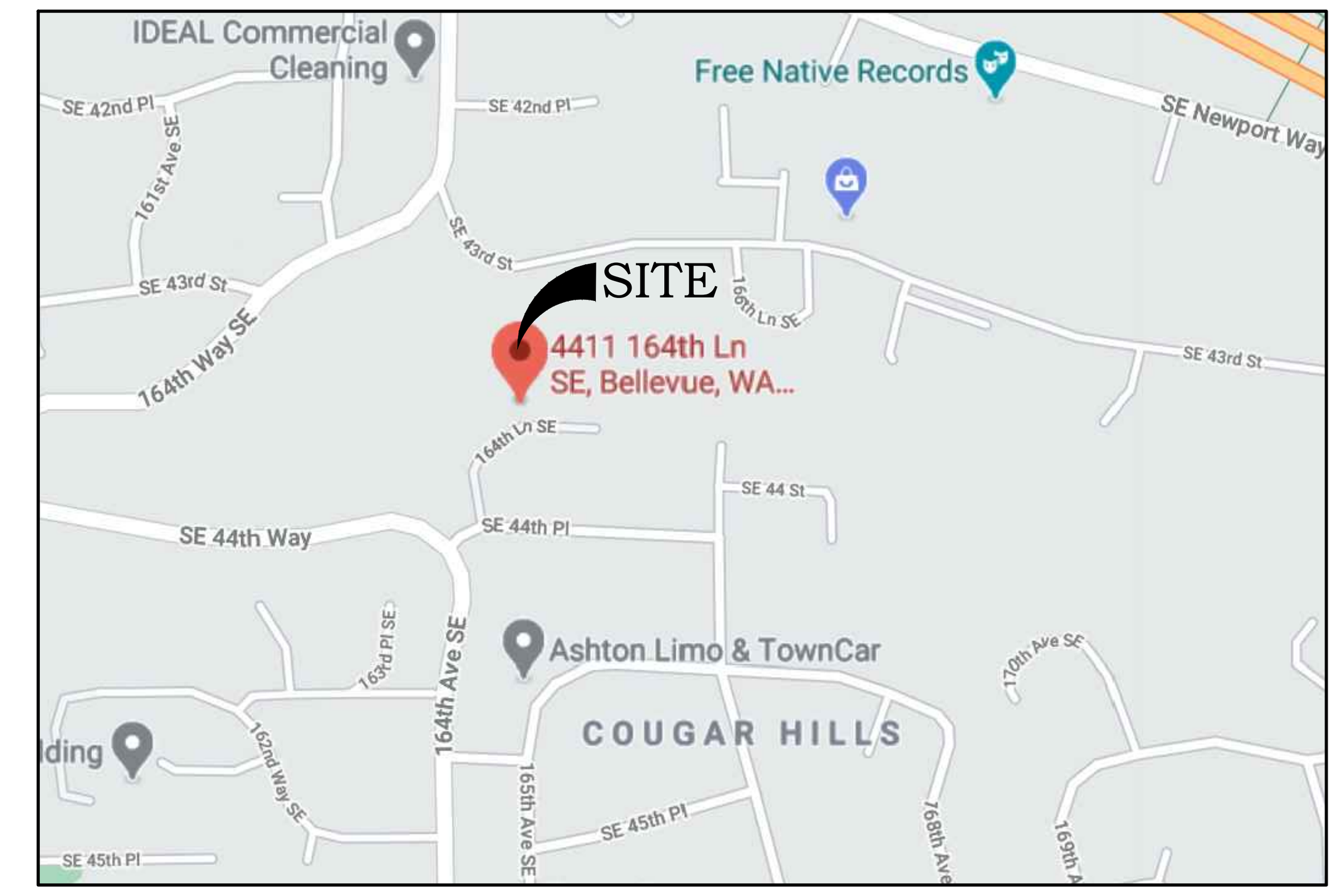
LEGEND

Symbol	Description	Symbol	Description
	CULVERT	DITCH	DITCH
CH	CHERRY	SD	STORM DRAINAGE LINE
ALD	ALDER	W	WATER LINE
CED	CEDAR	G	GAS LINE
DF	DOUGLAS FIR		HOGWIRE FENCE
MAP	MAPLE		BUILDING LINE
	MANHOLE		CONCRETE WALL
CO	CLEANOUT		ASPHALT SURFACE
WM	WATER METER		CONCRETE SURFACE
GM	GAS METER		ROCKERY
COL	COLUMN		FOUND BRASS DISK
ACU	AC UNIT		SET/FOUND NAIL AS DESCRIBED
	CB (TYPE-1)		SET/FOUND AS DESCRIBED
	SECTION CORNER		FOUND MONUMENT IN CASE
MRKSW	SEWER MARKER		FOUND 1/4 SECTION CORNER

INGRESS, EGRESS & UTILITIES ESM'T, REC. NO. 9504170881

SEWER ESM'T, REC. NO. 9504249018

10' DRAIN ESM'T, REC. NO. 9504249018



VICINITY MAP
NTS

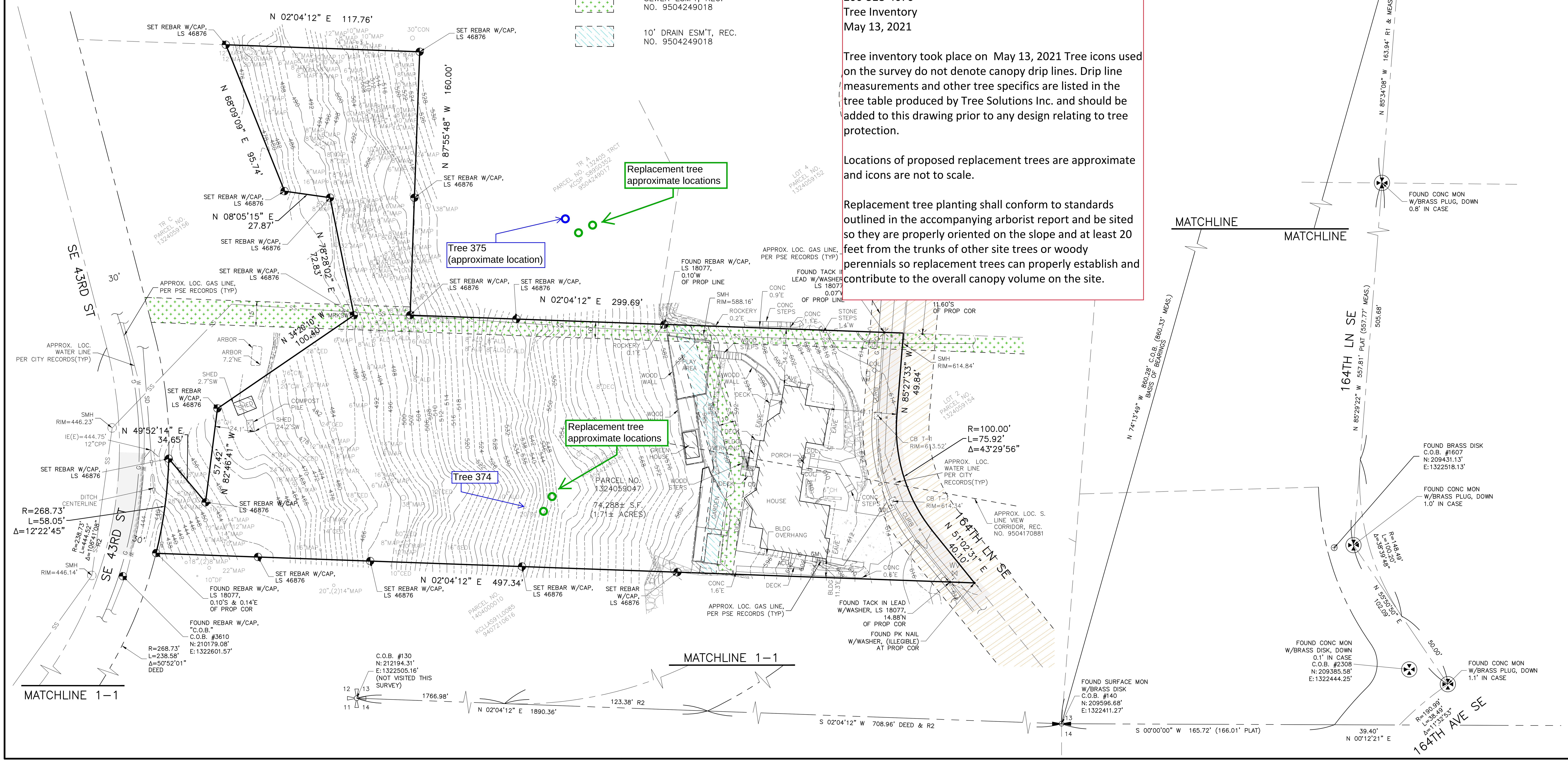
GRAPHIC SCALE
1 INCH = 30 FT.

Tree Solutions Inc.
Arborist: Joseph Sutton-Holcom**b I**SA PN-8397AM
206-528-4670
Tree Inventory
May 13, 2021

Tree inventory took place on May 13, 2021 Tree icons used on the survey do not denote canopy drip lines. Drip line measurements and other tree specifics are listed in the tree table produced by Tree Solutions Inc. and should be added to this drawing prior to any design relating to tree protection.

Locations of proposed replacement trees are approximate and icons are not to scale.

Replacement tree planting shall conform to standards outlined in the accompanying arborist report and be sited so they are properly oriented on the slope and at least 20 feet from the trunks of other site trees or woody perennials so replacement trees can properly establish and contribute to the overall canopy volume on the site.



BOUNDARY & TOPOGRAPHIC SURVEY
JUSTIN BATES
4411 164TH LN SE
BELLEVUE, 98006

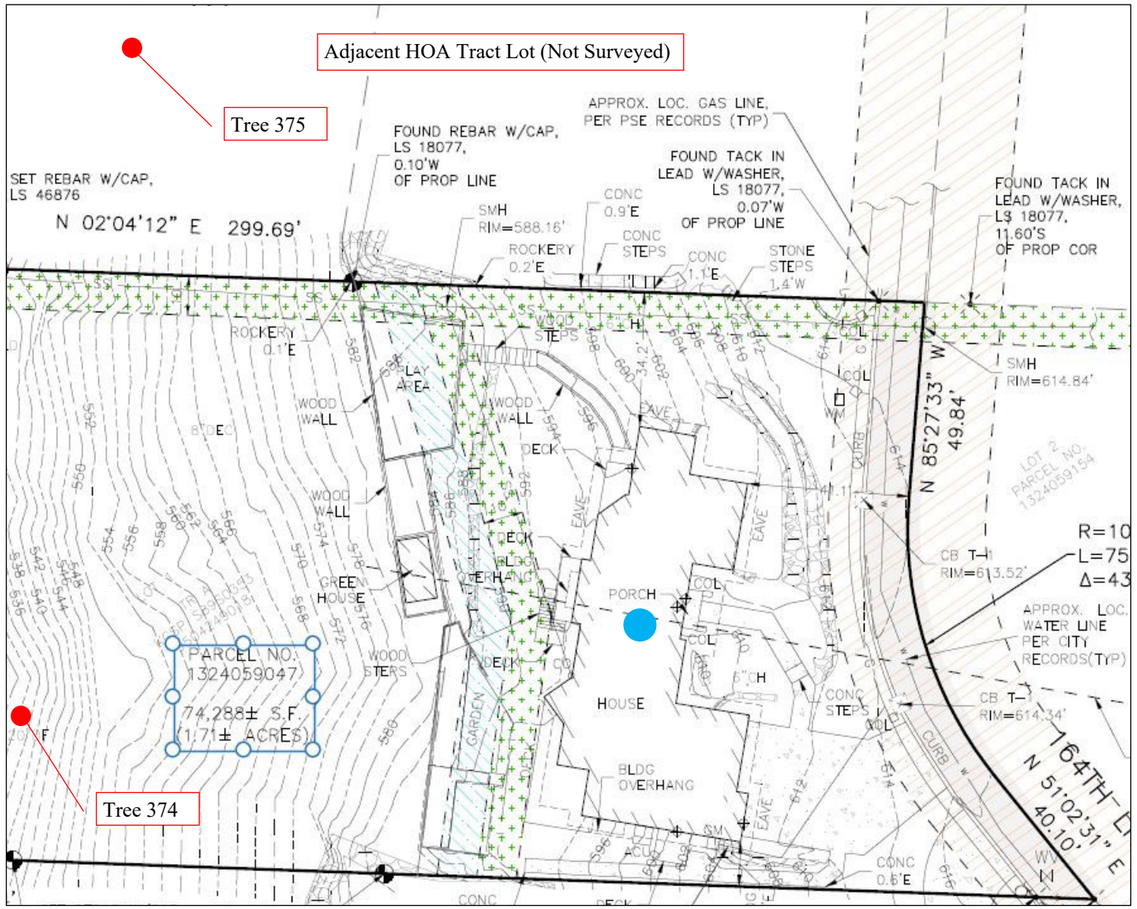
BBA Land Surveying
Ph: 206.406.1257
nicoleb@bbasurveying.com
www.bbasurveying.com

MARK A. BORYS, STATE OF WASHINGTON, REGISTERED PROFESSIONAL LAND SURVEYOR, 46876, 03/01/21

JOB NO.	19006
DRAWN BY:	RSN
CHECKED BY:	MAB
DATE:	03/01/2021

DATE	REVISION	DRN

SHEET
1 OF 1

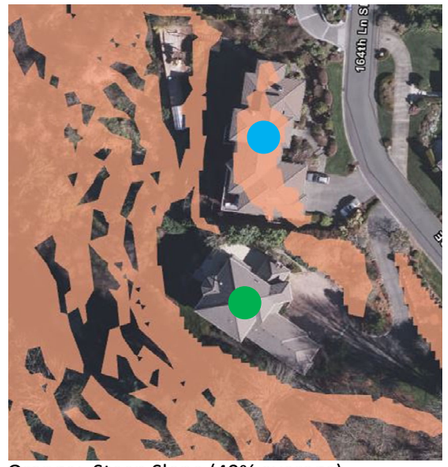


Source: Boundary and Topographic Survey of Justin Bates' property

BBA Land Surveying

Dated 03/01/2021

Key Map



Orange: Steep Slope (40% average)
Blue Dot: Bruce Shu Residence
Green Dot: Justin Bates residence

Size of Area proposed for disturbance:
1,331 sq feet
(square footage covered by tree driplines)

Existing vegetation covers:
1,331 sq feet

Existing ecological functions:
- Habitat (bird, amphibian, small mammals)
- Soil stabilization (roots)
- Stormwater filtering, detention, infiltration

Tree ID	*Botanical Name*	Common Name	DBH	Health / Structure	Canopy	Proposed Action	Notes
374	*Pseudotsuga menziesii*	Douglas-fir	25.6	Good/Good	18	Remove	kink in trunk at 25 feet indicates tree was previously topped or experienced failure, cedar tree that failed January 2021 adjacent to base, growing on steep slope, signs of water movement on soil surface, tree is approx. 80 feet tall
375	*Pseudotsuga menziesii*	Douglas-fir	9.7	Good/Good	10	Remove	young tree on HOA property, good health, developing codominant stems at apex of canopy, 25 feet tall, client seeks removal and replacement with species smaller at maturity to maintain views

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Consulting Arborists

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Municipal specialist
Qualified Tree Risk Assessor

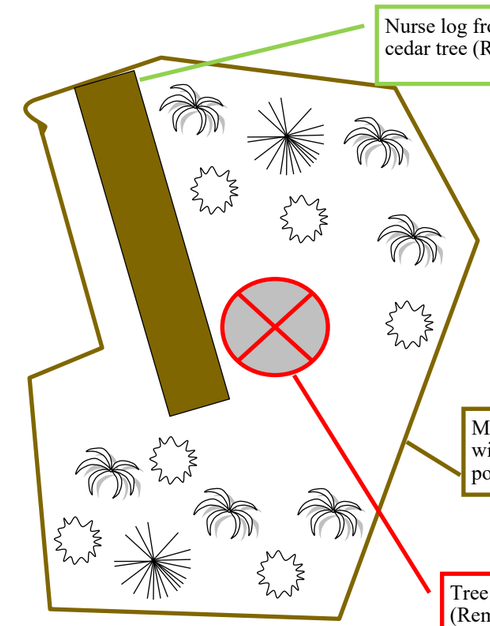
Shu Residence
4411 164th Ln SE
Bellevue, WA
Parcel # 1324059047 & 132405TRCT

August 20, 2021

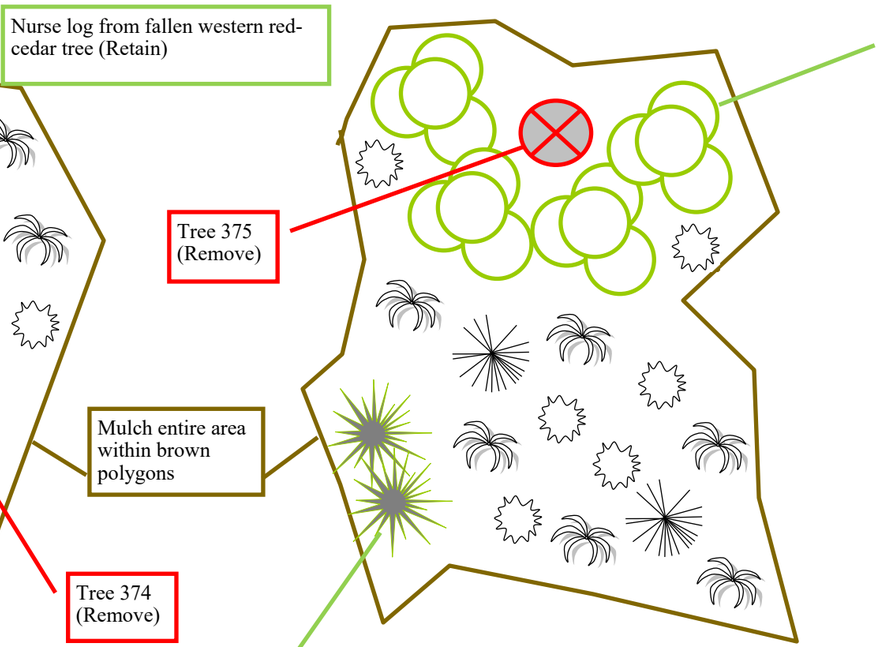
Existing Conditions

Sheet #

L-1



Tree 374 Planting Plan



Tree 375 Planting Plan

PLANT SCHEDULE

SYM	QTY	NAME	SCIENTIFIC NAME	SIZE	SPACING
Trees / Shrubs					
	4	Shore pine	*Pinus contorta v. contorta*	2 gal	10’ o.c.
Shrubs/Groundcover					
	12	Sword fern	*Polystichum munitum*	1 gal	3-8’ o.c.
	12	Snowberry	*Symphoricarpos albus*	1 gal	3-8’ o.c.

NOTES:

- Area of disturbance / area to be replanted is approx. 1331 sq ft. of steep slope
- Note that this area is based on driplines of trees to be removed. Actual area of mechanically disturbed soils will be negligible due to existing understory vegetation and retention of tree stumps on site
- Leave existing native vegetation to regenerate where possible
- Use smaller pieces of wood as wattles for planting pockets and soil/moisture retention
- Chip up larger debris and use as mulch for new plantings
- Large logs can be placed in contact with the soil as nurse logs on the slope (pending City of Bellevue approval) or removed from the site
- Remove all invasive weeds in restoration area using best management practices
- Plant sizes listed are ideal but based on availability. Larger quality plant material is acceptable but will require additional temporary irrigation. Smaller quality plant material acceptable if quantity is increased
- Irrigation May-Sept is required for 5 years after planting
- 4 inches of coarse woody mulch is required for all new plantings. Mulch shall be contiguous to create a planting area free of invasive weeds wherever possible
- Planting plan is schematic, and locations are approximate. Planting plan should be adjusted so replacement plantings are installed in exposed areas or areas where invasive vegetation has been cleared in close proximity to removed trees

Plan must be consistent with standard tree and vegetation plan and BMP’s and conform to all Federal, State, and Local agency management requirements.

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August 20, 2021

Mitigation Plan

Sheet #

L-2

NOTES: Tree Removal and Planting

Tree Removals:

Trees 374 and 375 are proposed for removal and replacement with smaller tree species. Any tree felling shall avoid damaging existing adjacent trees and vegetation to the greatest extent feasible. Any vegetation damaged during removal activities shall be replaced at a 1:1 ratio, mulched, and irrigated for 3-5 years.

All logs from tree removals shall be placed deliberately against the slope to remain as nurse logs or removed from the site. Wood must be in contact with the ground and lay perpendicular to the slope. Smaller twigs and branches can be intentionally left on site as coarse woody debris or used as wattles to decrease surface erosion and create planting pockets. All wood, leaf and twig litter that cannot be re-used and left in direct contact with the ground, must be cleaned off of the site.

Protect existing vegetation during removals by rigging large pieces or using directional felling techniques to avoid destruction of native trees and shrubs on site

Leave trunks of trees standing as wildlife snags. Tree 374, the larger tree, should be a wildlife snag at least 25' in height.

Clearing and Grubbing Notes:

No grading activity should occur within the restoration area.

All native plants shall be left intact throughout the restoration area.

Vegetation removal and planting shall be done by hand (no wheeled nor tracked equipment will be used to remove or replace vegetation). Where possible, non-invasive vegetative material shall be composted on site discreetly in one or more concentrated compost pile(s) or properly disposed of off site. Compost piles shall be not more than three feet high and shall not be within 15 feet of an existing retained tree.

Removal of invasive plants will be done using a combination of hand tools and hand-held power equipment.

Specifically, Ivy (*Hedera spp*) and Himalayan blackberry (*Rubus bifrons*) will be cleared and grubbed by hand -digging out the roots. If instability of slope precludes this grubbing, plants shall be cut at the base. Remove invasive plant material from the site for disposal. If this is not feasible, compost on-site on top of woody debris piles so that plant material is not in contact with the ground; this will prevent vegetative propagation. Once plant material is completely dry, it can be spread throughout the site as mulch material.

Wild clematis / old man's beard (*Clematis vitalba*) shall be cut at waist height or lower allowing upper vines to dieback in place. When possible to remove vines without damage to existing trees and vegetation, vines should be removed. Dispose of removed vegetation off site.

English holly (*Ilex aquifolium*) and Cherry laurel (*Prunus laurocerasus*) will be cleared and grubbed. Vegetative matter shall properly disposed of off site.

Reed canary grass (*Phalaris arundinacea)* should be removed by hand in situations where it conflicts with restoration plantings. No reed canary grass should be present within 6 feet of any installed planting.

Basic Planting Instructions
(Partially abridged from the Seattle Standard Mitigation Plan)

Plant between mid-October and mid-December. If that is not possible, plant between mid-December and mid-April. Do not plant during dry months. No slope work should occur during periods of extreme wet weather.

Before planting, set out the plants according to the planting plan. Remove invasive vegetation, including English ivy and Himalayan blackberry, from all areas within 5-feet of proposed planting holes.

Spacing is approximate and listed as distance between plants 'on center' (o.c.), where existing conditions allow. Adjust locations of plants if the planting hole location per the planting plan requires damaging existing tree roots or native vegetation.

Dig bowl-shaped planting holes at least twice the width of the potted plant. The hole should be the same depth as the root ball of the planted plant.

Rough up the sides of the planting hole.

Remove the plant from its container and gently loosen bound roots on the outer inch of the soil and cut roots that encircle the root ball.

Set the plant in the hole so that the top of the soil remains level with the surrounding soil. Fill the surrounding space with loose native soil. Cover any exposed roots but do not pile dirt on the stem as it can kill some plants.

Gently press the filled soil to collapse air pockets, but allow the soil to remain loose. Form a temporary water basin around each plant to encourage water collection.

Overplanting can assist in less maintenance disturbance over time by reducing number of times slope is accessed. Assuming that monitoring goals are met.

Water thoroughly.

Mulch with 4 inches of wood chips. If wood chips are not available, mulch with leaves or compost. Do not allow mulch to touch the base of the plant. Keep mulch 6 inches away from the base of new plantings.

Install temporary irrigation (water bags, tree gators, drip tubing etc).Test temporary irrigation and **water plants thoroughly again**.

Maintenance:
Maintenance of the restoration site involves temporary irrigation over a **five year establishment period.** It also includes removal of invasive plant material twice annually during the dry season (July through September). Annual and perennial grasses that seed in shall not be removed during maintenance unless they are an invasive species or interfering with plant establishment by growing aggressively in proximity to installed plants.

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Bellevue, WA
Parcel # 1324059047 & 1324059405TRCT

August 20, 2021

Planting Specifications

Sheet #

L-3

Monitoring Requirements

Regular maintenance of this area is required for a minimum period of 5 years. This includes regular weeding, removal of invasive species, and supplemental irrigation.

Irrigation is intended to help young plants establish, and should be reduced in volume and frequency with each year so plants are self-sufficient at the end of the maintenance period and not shocked by lack of water when irrigation ceases.

Invasive plant species (specifically ivy) must be managed during the maintenance period. Management includes hand-grubbing and removal from the site.

Annual inspections by a qualified professional should take place during the growing season. Inspectors should produce a memo with **photographic documentation**, and submit it to the city for review.

Criteria for determining the success of mitigation at the end of 5 years:

- **80% of new plants must be alive, including all tree specimens.**
- Invasive plants must not be present.
- 100% of ground must be covered by vegetation.
- Native plants that self seed will count towards the overall replacement plants.

Contingency actions if mitigation fails (including additional monitoring):

- When new plants die, they must be replaced. If (at any time during the 5 year monitoring period) tree specimens die, or the mortality rate of installed plants exceeds 20%, the 5-year maintenance clock is restarted at the time of new planting. Re-planting should occur in the fall.
- If invasive plants are still present after 5 years, maintenance must continue until area is free of invasives for 3 consecutive years.

Ecological Function

Within these defined areas, the vegetation provides the following ecological functions:
Habitat (birds, amphibians, small mammals)
Soil stabilization (roots)
Stormwater filtering (foliage and twigs)

Ground coverage of existing Trees
1,331 sq feet

Ground coverage following tree removals
0 sq feet*

Ground coverage following replanting in 5 years
1,244 sq feet

Existing ecological functions:
Habitat (avian, amphibian, small mammals)

- Lost: 1331 sq ft
- Restored: 1244 sq ft

Soil stabilization (roots)

- Lost: 1331 sq ft
- Restored: 1244 sq ft

Stormwater filtering, detention, infiltration (foliage and dense twigs)

- Lost: 1331 sq ft
- Restored: 1244 sq ft

Note: Ground coverage at 5 years is based on estimated coverage of replacement trees, shrubs, and groundcovers after establishment. Ground coverage will continue to increase as replacement trees mature.

**Existing native vegetation provides significant ground coverage beneath the existing tree canopies and will be retained during tree removal and replanting activity. The "0 sq feet" refers to the removal of overhead tree canopy and associated decrease in ecological function.*

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Parcel # 1324059047 & 1324059405TRCT

August 20, 2021

Monitoring & Maintenance Plan

Sheet #

L-4

TIMELINE

	Year 1 (summer)	Year 1 (fall)	Year 2	Year 3	Year 4	Year 5
Remove invasive plants: (Ivy, Clematis, Blackberry, Holly, Canary Grass)	Clear and grub (where possible) from restoration area; Cover area with coir fabric to prevent surface erosion until planting	—-	2 x remove any regrowth or new seedlings (May, July). Test irrigation line and re-align in May the same time as first weeding.	1 x remove any regrowth or new seedlings (May, July). Test irrigation line and re-align in May the same time as first weeding.	1 x remove any regrowth or new seedlings (May, July). Test irrigation line and re-align in May the same time as first weeding.	1 x remove any regrowth or new seedlings (May, July). Test irrigation line and re-align in May the same time as first weeding.
Existing Trees (Removed / Retained)	Leave trunks in place as wildlife snags	—	—	--	--	—
New trees, shrubs, groundcover	--	Plant as specified in planting plan and planting instructions. Mulch and water planting area directly after planting	Replace any dead plants in fall or late winter	Replace any dead plants in fall or late winter	Replace any dead plants in fall or late winter	Replace any dead plants in fall or late winter if mortality is below 80% of original planting. Shorepines must be replaced if dead.
Temporary Irrigation	—	Install in fall with soaker hoses laid horizontally along the slope. Use flagging on new plants so they don't get weeded out. Gator bags may also be used	Irrigation (soaker hose): May x 1 (test line) June x 2 July x 4 August x 4 September x 3	Irrigation: June x 2 July x 3 August x 3 September x 1	Irrigation: June x 2 July x 3 August x 3 September x 1	Irrigation: June x 2 July x 2 August x 3 Remove irrigation if no replanting necessary
Temporary sediment control	Install coir blanket across slope where slope is void of vegetation. Small plants can be planted after coir fabric is laid. Use coir logs as needed to create small terraces for planting Establish temporary maintenance path to avoid excessive surface erosion during weeding/ planting	-	Reinstall coir logs or blankets as needed	Reinstall coir logs or blankets as needed	Reinstall coir logs or blankets as needed	Reinstall coir logs or blankets as needed
Monitoring		Annual inspection with photo-documentation.	Annual inspection with photo-documentation.	Annual inspection with photo-documentation.	Annual inspection with photo-documentation.	Annual inspection with photo-documentation.

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L-5